



City of Albuquerque
Planning Department
Landmarks Commission
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: December 10, 2021

OFFICIAL NOTIFICATION OF DECISION

PR-2021-006235
SI-2021-01904 - Certificate of
Appropriateness

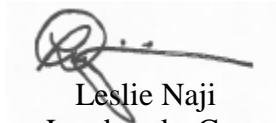
RBA Architecture PC, agent for Old Town ABQ LLC, requests approval of a Certificate of Appropriateness for Alteration at 301 Romero St. NW, described as Lot 186, MGRCD Map 38, Old Town HPO-5 (J-13).

On December 08, 2021 the Landmarks Commission voted to **DEFER PR-2021-006235 SI-2021-01904**, based on the following Findings.

1. The application is a request for a Certificate of Appropriateness for alterations at 301 Romero Street NW, described as Lot 186, Block 000, in the Old Town Historic Protection Overlay Zone (HPO-5), zoned MX-T.
2. The subject property is approximately 0.71 acres and contains the historic Charlie Mann Store.
3. The application for a Certificate of Appropriateness is for changes made to the property, a contributing building in the Old Town Historic Protection Overlay Zone (HPO-5) without prior approval. The changes include:
 - Second floor guardrails – The second-floor guardrails and handrails were changed from wood to wrought iron.
 - A set of stairs were removed that were not part of the original Plaza Don Luis plans.
 - A new mural was added that is visible from Rio Grande Boulevard. A second mural was added that is visible from within Plaza Don Luis.
 - Guardrail fencing was added to the first-floor area east of the Old Post Office building to create a new patio area for controlled outdoor alcohol sales as required by the State of New Mexico.
 - The building was re-stuccoed.

4. The applicant is requesting approval to add new, hand-painted signage throughout Plaza Don Luis to include:
- Self-standing Orientation and Tenant Directory;
 - Wall affixed Tenant Directory and Happenings Bulletin;
 - “Heart of Old Town” plaque on the second level breezeway;
 - “Welcome” signs on pillars facing Romero Street;
 - “More to See” Wayfinding attached to handrails or pillars;
 - Amenities signage (restroom, elevators, etc).
 - Possible Pole banners for Rio Grande Boulevard
5. Failure to ensure sign posting for 15 days prior to the hearing, the case is deferred until January 12, 2022.

Sincerely,

A handwritten signature in black ink, appearing to read 'Leslie Naji', with a stylized flourish extending to the right.

Leslie Naji
Planner, Landmarks Commission